

Ordinance 19027

CAPITAL FACILITIES PLAN 2019 – 2025



Adopted: July 29, 2019

FIFE SCHOOL DISTRICT NO. 417

Serving Fife, Milton, Edgewood, King County, and Pierce County

FIFE SCHOOL DISTRICT NO. 417

5802 20 STREET EAST
TACOMA WA 98424-2000

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Fife High School, 5616 20th St E, Tacoma WA 98424

Principal: Brandon Bakke
Assistant Principal: Doug Gonzales
Assistant Principal: Paige Carroll

Columbia Junior High School, 2901 54th Ave E, Tacoma WA 98424

Principal: Mark Robinson
Assistant Principal: Chris Lezcano

Surprise Lake Middle School, 2001 Milton Way, Milton WA 98354

Principal: Mark Beddes
Assistant Principal: Megan Gallwas

Endeavour Intermediate School, 1304 17th Ave, Milton WA 98354

Principal: Amy Mittelstaedt
Assistant Principal: Brian Neufeld

Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372

Principal: Don Sims
Assistant Principal: Val Palumbo

Discovery Primary School, 1205 19th Ave, Milton WA 98354

Principal: Julie Bartlett
Assistant Principal: Mary McLaughlin

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EXECUTIVE SUMMARY

The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2018) more than 22,000 people are estimated to reside within the 10 square miles of the district boundaries.

The district currently educates more than 3,700 students of a diverse and growing population. As a proud member of the Schlechty Center’s Standard Bearer Network, the employees, teachers, and community work toward the success of each individual student. Due to the growing population, the Fife School district elects to prepare a Six-Year Capital Plan.

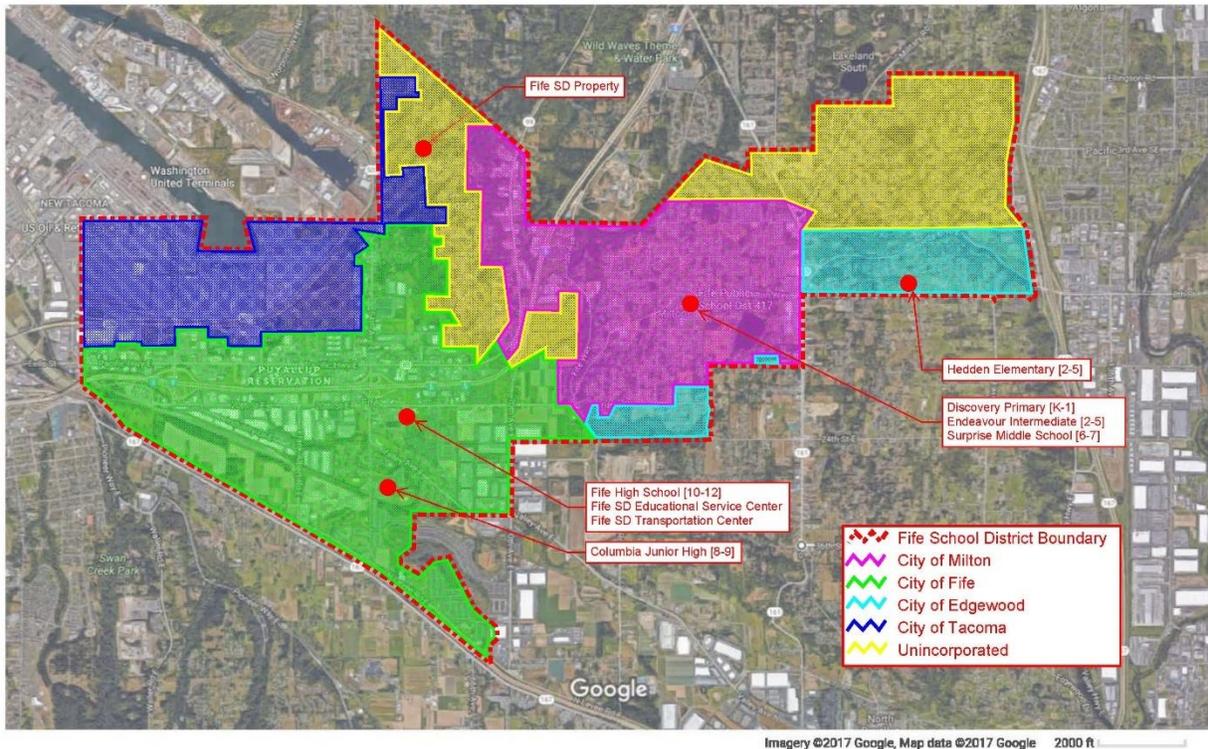
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year capital facilities plan, enrollment projections, standard of service, and overall capacity. Additional information is included to support the capital plan for the various comprehensive plans in the Fife School district.

As a component of the Six-Year Capital Facilities Plan, the district has incorporated aspects of its long-range capital plan designed to reinforce the strategic mission and vision of the district and enhance the education and safety of all students. As a district that encompasses more than one jurisdiction, many aspects of information reside in multiple places and for the purposes of this plan are integrated into one data set. In addition, the district has historically seen significant growth due to its standards of service, dedication to its community, and location near to Tacoma and Seattle. As such, the Six-year Capital Facilities Plan, updated and adopted by the School District Board annually, continues to adjust to the changing needs of the community it serves.

BACKGROUND

District Introduction

The Fife School District encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. The boundaries of the district do not coincide with any single municipality or government boundary. According to the Office of Financial Management (2018) more than 22,000 people are estimated to reside within the 10 square miles of the district boundaries.



The district currently educates more than 3,700 students in a diverse and growing population. As a proud member of the Schlechty Center’s Standard Bearer Network, the district works toward the success of each individual student believing that “all students deserve our attention, the opportunity to be engaged in high quality work, support and encouragement as they progress in our learning system” (Fife Public Schools Mission).

The Fife School district includes six schools under the following grade level configurations:

- Pre-kindergarten for special needs through first grade at Discovery Primary School
- Second through fifth grades at Endeavour Intermediate School and Alive V. Hedden Elementary School
- Sixth through seventh grades at Surprise Lake Middle School
- Eighth through ninth grades at Columbia Junior High School
- Tenth through twelfth grades at Fife High School

Capital Plan Introduction

The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains

- standard of service,
- facilities inventory,
- enrollment projections,
- capacity, and
- a six-year capital improvement plan.

Additional information is included to support the capital plan and for the various comprehensive plans in the Fife School district.

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. To collect impact fees, a local jurisdiction must have adopted a GMA school impact fee ordinance, and must approve the district's Capital Facilities Plan as a component of their comprehensive plan. The district will utilize the State Subdivision Act and the State Environmental Protection Act (SEPA) to collect mitigation fees in those jurisdictions where there is no GMA impact fee ordinance.

STANDARD OF SERVICE

Fife School district is committed to providing “...an engaging and safe environment where learning is linked to life” (Fife Public Schools Mission Statement). As a Standard Bearer district, Fife is a leader in school reform and is committed to giving all students the “...opportunity to be engaged in high quality student work, support and encouragement as they progress in our learning system” (Fife Public Schools Strategic Plan Adopted 2015). As part of the district’s commitment to a high standard of learning, each school building develops a School Improvement Plan identifying the strategic goals of the building as well as their alignment to the district’s strategic plan.

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the district is able to set this standard at approximately 18-25 students per class, with first priority at the primary grade levels (K – 4). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. Additionally, there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations.

Every year, the school district board adopts its annual budget approving the number of teachers to meet the target class sizes. The district budgets to maximize support from Washington State according to the formulas of RCW 28A.150.260. Due to growth in the district, some class sizes are larger than the district’s target to accommodate incoming students.

ELEMENTARY SCHOOLS

There are three elementary schools in the district serving special needs pre-kindergarten, kindergarten and first grades in Discovery Primary, and second through fifth grades in Hedden Elementary and Endeavour Intermediate. As noted earlier, the district’s standard of service aims to keep class sizes for elementary students small ranging from 18-25 students per a class with a prioritization on kindergarten through fourth grades being closer to 18 students per room. In addition, the special needs pre-kindergarten students require smaller student to teacher ratios. However, due to their unique programmatic needs, these rooms are not included in the projected capacity needs.

MIDDLE SCHOOL AND JUNIOR HIGH

The basic education programs for the middle school and junior high school are similar in many of their components including mathematics, science, language arts, health, and physical education. The district's standard of service for middle and junior high schools tries to keep the class sizes to approximately 25 students.

FIFE HIGH SCHOOL

Fife High School aims to maintain a standard of service that has twenty-five or less students in each classroom depending on the subject taught. The current grade configuration of the school is tenth through twelfth grades with ninth grade at Columbia Junior High. There is consideration of the district to reconfigure the grades in the future to a comprehensive ninth through twelfth grade high school. Any changes as a result of this will be included in future plans.

CAPITAL FACILITIES INVENTORY

The Growth Management Act (GMA) (RCW 36.70A.020) states as a goal to “...ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.” The Capital Facilities Inventory identifies the existing facilities providing services for the Fife School district. Facility capacity and projections are addressed in the Capacity and Space Needs section.

Table 1 – Facilities Inventory

School Facility	Grades Served	Site Size (Acres)	Building Area (square feet)	Portable Area (square feet)	Built Capacity (excluding portables)
Discovery Primary School	K-1 + Special Needs Pre-K	7.045	57,047	8,960	485
Alive V. Hedden Elementary	2-5	14.89	51,673	3,564	485
Endeavour Intermediate School	2-5	7.045	54,058	1,792	530
Surprise Lake Middle School	6-7	17.23	72,176	3,584	530
Columbia Junior High School	8-9	34.40	92,000	3,544	600
Fife High School	10-12	28.86	140,193	4,480	705
Educational Services Center		n/a	26,000	0	0
Transportation Center		n/a	n/a	0	0

Information Required by Pierce County

Discovery Primary School (grades K-1 and preschool)
1205 – 19th Avenue, Milton, WA 98354
Built new and opened in 1992.

Alice V. Hedden Elementary School (grades 2-5)
11313 8th Street East, Edgewood, WA 98372
Built new and opened in 2001.

Endeavour Intermediate School (grades 2-5)
1304 17th Avenue, Milton, WA 98354
Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.

**Surprise Lake Middle School**

(grades 6-7)

2001 Milton Way, Milton, WA 98354

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995.

Transportation Center5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Educational Services Center5802 20th Street East, Tacoma, WA 98424

Located in a portion of the old Fife Elementary School. Modernized in 1997.

ENROLLMENT PROJECTIONS

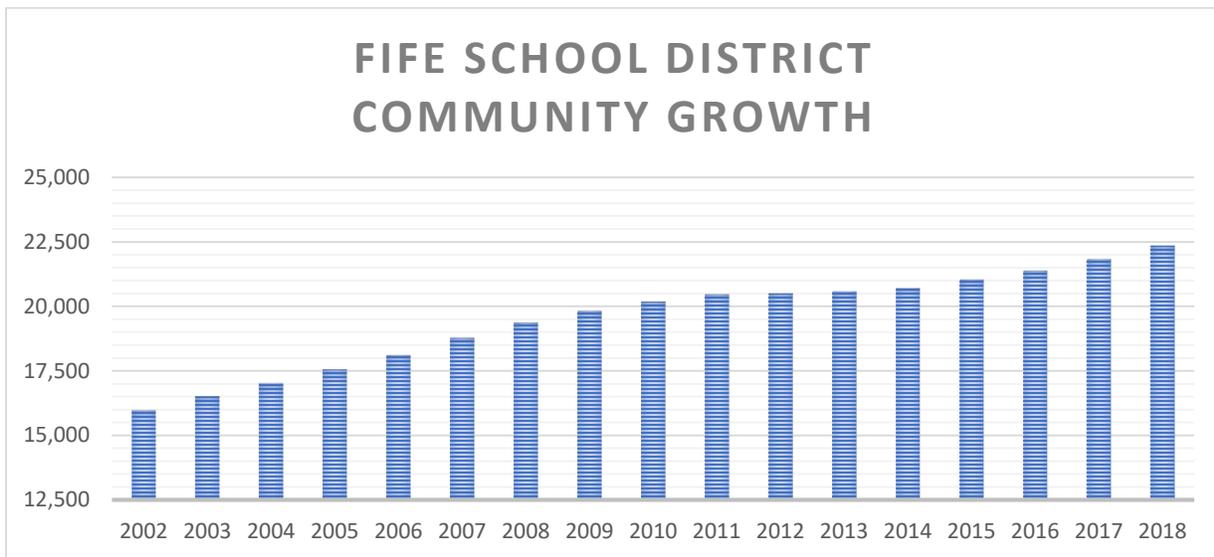
The district incorporates the Office of the Superintendent of Public Instruction's (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections. The method does not incorporate real-time population changes and the Fife School district resides within one of the fastest growing regions nationally. As such, actual student enrollment frequently exceeds the projected enrollment.

The Cohort Survival Method computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using the October headcount for each grade to project the enrollment in the next grade for the next year. For example, the average ratio over the past five years for second grade is multiplied by the current first grade class to project the enrollment when they enter the second grade.

This method does not take into account migration of new students moving into the district. To anticipate enrollment impacts from students moving into the district, comprehensive plans and population statistics from the counties and cities in and surrounding the district are compared to the projected student enrollment from the Cohort Survival Method to develop long-range capital plans. Due to the district's unique geography covering parts of three cities and two counties, no single source of current information is available. The Office of Financial Management (OFM) provides a school district Small Area Estimate Program (SAEP), estimated historical population counts by school district, as well as estimated historical population counts by cities and counties. These estimates are approximations and may have an error rate of 5-15% for every 1,000 in population. However, this information is useful to indicate trends in growth.

According to the school district SAEP, Fife School district grew 9.74% between 2010 and 2018 at a rate between 3-4% annually prior to the recession. Post-recession, this growth slowed significantly to an average of 1.2% with the most recent few years showing an average of nearly 2% growth year over year.

Graph 1 – Fife School District Historical Community Growth



OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2010 and 2018, Fife grew 10.11%. During the same time periods, Milton grew 13.38% and Edgewood grew 17.08%. The State change in population during the same time period grew 10.45%

In addition to a retrospective look at population growth and trends, OFM provides population projections every five years by county. In 2017 these projections were updated and show Pierce County increasing 13.43% in ten years and 23.71% in twenty years. This is slightly higher than the state which is projected to increase 12.89% in ten years, and 23.63% in twenty years. The Cohort Survival Method's annual average increase in enrollment projections falls within a 1-2% growth range, however, actual population growth is outpacing these projections.

Another factor in considering population growth and therefore continued School District enrollment growth is the availability of buildable lands for housing units. Pierce County, in partnership with each city, updated the buildable land report in 2014. At that time, it was estimated that the communities within the Fife School District have the capacity to accommodate 7,527 housing units including an adjusted developable land capacity for Edgewood as described in their recently updated comprehensive plan (2015).

In addition, the entering kindergarten class requires a different projection method as there is no existing cohort. This enrollment is projected using the average historical birth rates reported by the Washington State Department of Health for Puyallup and Tacoma, cities adjacent to the Fife School district. The birth rate information for Puyallup, adjacent to the Fife School district to the east and south east, and Tacoma, adjacent to the Fife School district to the northwest and west,



show an average increase of two percent (1.16%) and one percent (.17%) respectively. For the Fife School district kindergarten projection, we are using 2% as a conservative projection when considering planned and current building of single family and multi-family units within the district. This rate is multiplied by the prior class to project the incoming kindergarten cohort.

Table 2 - Department of Health Birth Certificates by Place of Residence

Birth Rate for Puyallup	Number of Births Per Every 1000 People	Average 1.16%
2016	36.8	-4%
2015	38.6	2%
2014	38	5%
2013	36.3	-4%
2012	38	-2%
2011	38.6	10%
2010	35.2	

Birth Rate for Tacoma	Number of Births Per Every 1000 People	Average .17%
2016	19.2	-2%
2015	19.6	0%
2014	19.6	3%
2013	19.1	-3%
2012	19.6	2%
2011	19.3	1%
2010	19.1	

Enrollment projections are updated annually using the most recent headcount reported to the Washington State Office of the Superintendent of Public Instruction and the two methodologies identified above. Below are the current projected enrollments using these methodologies. In addition to the enrollment projections below, the school district provides pre-kindergarten services to their special needs population. These students are estimated to add between 50-60 students to the projected enrollment. As noted previously, the projected enrollment in the table below does not account for current or anticipated population changes. For the purposes of long-range capital planning, the Cohort Survival Method as well as future population changes are incorporated into future facility programmatic needs.

Capital Facilities Plan 2019 – 2025

Table 3 – Enrollment Projections

	Actual Headcount Enrollment - October					2018	Projected Enrollment					
	2013	2014	2015	2016	2017		2019	2020	2021	2022	2023	2024
Pre-K Special Needs	51	48	54	50	62	67	68	70	71	73	74	75
KINDERGARTEN	256	301	252	277	295	266	271	276	282	288	294	300
GRADE 1	297	268	318	270	279	313	273	278	283	289	295	301
GRADE 2	278	300	277	294	273	300	307	268	273	278	284	290
GRADE 3	257	273	292	277	302	275	299	305	267	272	277	283
GRADE 4	274	258	279	287	294	298	280	304	310	271	277	282
GRADE 5	287	276	262	290	286	285	303	285	309	316	276	282
GRADE 6	262	290	292	280	314	289	297	316	297	322	329	288
GRADE 7	254	272	293	280	285	312	291	299	318	299	324	331
GRADE 8	310	268	284	306	288	276	325	303	311	331	311	337
GRADE 9	245	311	267	284	304	281	277	326	304	312	332	312
GRADE 10	282	246	303	268	288	318	278	274	323	301	309	329
GRADE 11	238	250	231	290	270	259	312	273	269	317	295	303
GRADE 12	258	228	240	210	280	234	256	309	270	266	314	292
Total	3549	3589	3644	3663	3820	3773	3837	3886	3887	3935	3991	4005

*Projections are based on headcount as it is reported to the Office of the Superintendent for Public Instruction using the Cohort Survival Method. Kindergarten class and pre-kindergarten special needs uses the average birth-rate.

CAPACITY AND SPACE NEEDS

The student population and needs have changed over the years requiring flexibility in the programmatic use of spaces. The district takes into account several factors when determining their capacity and space needs.

- Standard of service by elementary, middle, and high school.
- Number of teachers currently and projected to be assigned under the district’s standard of service.
- Planned capacity of a facility when originally built or after the last major remodel.
- Programmatic uses within a facility that may or may not align with the original intended use of the space.
- Number of classrooms needed to meet the basic education programmatic needs within each school.

Special programs significantly affect school capacity by the need for separate space, scheduling accommodations, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

The projected capacity and space needs utilizes the count of classrooms from the original built floor plans or latest major renovation less any spaces modified to accommodate program changes that remove the classroom from its intended use. For example, Discovery Primary School did not originally plan for three special education classrooms and other core services which removed six rooms from its planned built capacity. Program capacity assumes a standard level of service as adopted by the school district during their annual budget approval process while also trying to maximize state allocations of support.

The district aims to keep class sizes at a headcount between 18-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the table below illustrates the current Washington State allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

	Current State Allocation	Target by Legislature	Target in high poverty districts
Grades K-3	17.00	17.0	15.0
Grades 4	27.00	25.0	22.0
Grades 5-6	27.00	25.0	23.0
Grades 7-8	28.53	25.0	23.0
Grades 9-12	28.74	25.0	23.0

*Full-time equivalent students per teacher

Capital Facilities Plan 2019 – 2025

Table 4 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Current Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary*	30	485	6	(76)	409	646	(237)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Endeavour Intermediate	29	530	1	(10)	520	556	(36)	2	44	Special ed.
Alive V. Hedden Elementary	27	485	1	(10)	475	602	(127)	4	88	Special ed.
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	530	2	(20)	510	601	(91)	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	557	3	4	88	Special ed.
HIGH SCHOOL										
Fife High School	39	705	1	(10)	695	811	(116)	5	110	Special ed.
TOTAL	183	3335	15	(166)	3169	3773	(604)	29	638	

*Includes special needs pre-kindergarten students in enrollment headcount due to their impact on the programmatic space within Discovery Primary.

SIX-YEAR CAPITAL IMPROVEMENT PLAN

Near-term (2018-2023)

The District's voters approved a \$176 million general obligation construction bond in February 2018. The projects below will be funded from the bond proceeds, as well as state matching funds, and other resources including impact fees.

- **New Surprise Lake Middle School:** This is a replacement of the existing middle school due to the age and deterioration of the facility. The projected capacity of the facility is 650 students, and is intended to allow for growth and possible grade reconfiguration in the future with sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High. The Fife High School addition and modernization is intended to provide for possible grade reconfiguration to include capacity for ninth grade, currently at Columbia Junior High, and growth for tenth through twelfth grades. The grade reconfiguration as part of both projects, Surprise Lake and Fife High, provides capacity for grades sixth through twelfth throughout the three schools. Grade reconfigurations are not included as part of this plan, and will be discussed in future capital facilities plans if applicable.
- **Addition and modernization of Fife High School:** This project allows for the much-needed additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This will be placed where the current school district Educational Service Center is located. These additional classrooms will provide for an estimated increase of 250 students.
- **Relocation of Educational Service Center:** To allow for the addition to Fife High School and the new Elementary School, the district Educational Service Center will need to be relocated. The final site has not yet been determined, and it is expected that the staff and offices will move to a temporary location until a permanent location is secured.
- **New Elementary School:** A new elementary school will be added to accommodate student growth and overcrowding at the three existing elementary schools. The new school is proposed to accommodate 550 students eliminating the need for portable classrooms currently used at these grade levels. The new elementary school will be located in the City of Fife on current school district property where Fife High School and the Educational Services Center is located. This would provide for an elementary school within all three of the cities of our school district.
- **Reconfigure the existing elementary schools:** With the addition of a fourth elementary school, it will be necessary to address school boundary revisions and possible grade reconfigurations for all elementary schools. Currently, all special needs pre-kindergarten

students, kindergarten, and first graders within the district go to Discovery Primary. Starting in second grade, the student’s transition to Endeavour Intermediate or Hedden Elementary based upon the district’s boundaries. With this in mind, the district plans to convene a subcommittee to address these topics with the goal of meeting the needs of all students, and lessen the transitions between schools. Any grade reconfigurations will be discussed in future plans.

While addressing these capital facility projects, it is important to note there continues to be a gap in the available spaces and the programmatic needs to accommodate the continually growing student population. In the interim, spaces may need to be renovated or additional relocatable classrooms added to meet needs.

Mid – and Long-term (2024+)

The district is in process of developing a long-range capital facilities plan. The outcome will be an incremental plan to achieve the following goals.

- Create an environment where all students are being prepared for college, career, and life.
- Continue to provide a safe and engaging environment for students to learn.
- Align the School District’s Strategic Plan, Building Strategic Plans, and Capital Plan for continued educational excellence for all students.
- Expand Science, Technology, Engineering, Arts, and Mathematics educational opportunities.
- Reduce the number of transitions between schools.
- Remove the need for relocatable classrooms.
- Maximize existing properties for future development.

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of the fourth quarter of 2018 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

Escalation is estimated to be 3.1% according to OFM. Actual construction costs have varied higher and lower than 3.1% and may impact the projects as they move forward. In addition, an allowance for site costs, interior improvements, furniture, and other related expenses are included in the projected project costs. The amounts below do not include any additional finance costs that would result in a bond and/or state match different from what is displayed.



Capital Facilities Plan 2019 – 2025

Table 5 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students
PHASE IA	New Middle School	\$ 67,685,000	114,000	650
PHASE IA	Relocate Educational Service Center - Site To Be Determined	\$ 8,698,000	17,500	
PHASE IB	District Wide Safety and Security Improvements	\$ 1,865,000		
PHASE II	New Elementary School on Fife High School Campus or Property To Be Determined	\$ 47,051,000	77,000	550
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	\$ 30,505,000	29,000	250
ONGOING	District Wide Infrastructure Improvements Project	\$ 20,500,000		
		\$ 176,304,000		

IMPACT FEES

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. Included in the calculation are Student Generation Rates (SGR). These are the number of students expected to come from each housing unit within these new developments. In March 2019 the district hired a consultant, to update their Student Generation Rates. The study area included all of the territory within the boundary of the district. The analysis was based on current student address data and on all residential development projects within the study area during a five year time period from 2014 through 2018. The analysis involved comparing student street addresses with residential development street addresses to identify cases in which current students were living at new housing units. The data was aggregated to show the number of students per grade grouping for each type of residential development. Student generates were calculated by dividing the number of students living at new housing units by the total number of new housing units for different categories. It is important to note as a result of this new study, there is a significant decrease in the multi family student generation rate over the prior period. This results in a decrease in the calculated impact fee for multi family units. The district believes, however, this decrease is temporary. There are over 300 multi family units within the district boundary that are scheduled to become available within a year that will bring these rates back up. The individual student generation rates are shown on Table 6 in the Appendix

Impact fees for Fife School District are shown on Table 7, page 19. Based on current calculations, the single-family rate is calculated at \$4,531. The multiple-family rate is calculated at \$319.

APPENDIX

Fife School District Student Generation Rates

APPENDIX Table 6 – Student Generation Rates

Single Family	Totals
Elementary - K through 5	0.263
Middle School - 6 through 9	0.147
High School - 10 through 12	0.071
Single Family Total*	0.482
Multi Family	Totals
Elementary - K through 5	0.086
Middle School - 6 through 9	0.039
High School - 10 through 12	0.013
Multi Family Total*	0.138
<i>Totals may not balance due to rounding</i>	

Fife Public Schools 2019 Student Generation Rates Detail

	Single Family	Multi Family
Student Generation Rates		
Elementary (K through 5)	0.263	0.086
Middle School (6 through 9)	0.147	0.039
High School (10 through 12)	0.071	0.013
Total	0.482	0.138
New Housing Units in the District, 2014-2018		
Total	224	152
Students Living at the Housing Units, 2019		
Kindergarten	16	2
Grade 1	11	4
Grade 2	9	3
Grade 3	8	1
Grade 4	10	0
Grade 5	5	3
Grade 6	4	3
Grade 7	13	2
Grade 8	7	0
Grade 9	9	1
Grade 10	6	2
Grade 11	5	0
Grade 12	5	0
Elementary Total (K through 5)	59	13
Middle School Total (6 through 9)	33	6
High School Total (10 through 12)	16	2
Total (All Grades)	108	21
<i>Note: Totals may not balance due to rounding.</i>		

Capital Facilities Plan 2019 – 2025

APPENDIX Table 7 –Impact Fees		School Impact Fee Calculation District: FIFE							
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Calculated			
	Acreeage	Acre	Size	Factor	Factor	Cost/	Cost/		
				SFR	MFR	SFR	MFR		
Elementary	0.00		550	0.2630	0.0860	\$ -	\$ -		
Mid/Jr. High	0.00		500	0.1470	0.0390	\$ -	\$ -		
Sr. High	0.00		440	0.0710	0.0130	\$ -	\$ -		
				TOTAL		\$ -	\$ -		
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/		
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR		
				SFR	MFR				
Elementary	91.92%	\$47,051,000	550	0.2630	0.0860	\$ 20,681.02	\$ 6,762.61		
Mid/Jr. High	95.84%	\$0	650	0.1470	0.0390	\$ -	\$ -		
Sr. High	96.90%	\$0	250	0.0710	0.0130	\$ -	\$ -		
				TOTAL		\$ 20,681.02	\$ 6,762.61		
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Portable/	Facility	Facility	Student	Student	Cost/	Cost/		
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR		
				SFR	MFR				
Elementary	8.08%	\$0	44	0.2630	0.0860	\$ -	\$ -		
Mid/Jr. High	4.16%	\$0	88	0.1470	0.0390	\$ -	\$ -		
Sr. High	3.10%	\$0	22	0.0710	0.0130	\$ -	\$ -		
				TOTAL		\$ -	\$ -		
State Matching Credit:									
Boeckh Index X SPI Square Footage X State Match % X Student Factor									
	Construct			Student	Student	Cost/	Cost/		
	Cost	SPI	State	Factor	Factor	SFR	MFR		
	Allocation	Footage	Match %	SFR	MFR				
Elementary	225.97	90.0	0.00%	0.2630	0.0860	\$ -	\$ -		
Mid/Jr. High	225.97	-	53.17%	0.1470	0.0390	\$ -	\$ -		
Sr. High	225.97	130.0	0.00%	0.0710	0.0130	\$ -	\$ -		
				TOTAL		\$ -	\$ -		
Tax Payment Credit:									
Average Assessed Value									
Capital Bond Interest Rate									
Net Present Value of Average Dwelling									
Years Amortized									
Property Tax Levy Rate									
Present Value of Revenue Stream									
				Single -	Multiple -				
				Family	Family				
				\$ -	\$ -				
				\$ 20,681.02	\$ 6,762.61				
				\$ -	\$ -				
				\$ -	\$ -				
				\$ (7,735.91)	\$ (6,123.66)				
				\$ 12,945.11	\$ 638.95				
				\$ 6,472.55	\$ 319.48				
				\$ -	\$ -				
				\$ 6,473	\$ 319				
				\$ (1,942)	\$ -				
				Fee Total	Fee Total				
				\$ 4,531	\$ 319				YEAR 2019

**Capital Finance Plan Projects and Financing Plan
Sources and Uses of Funds**

APPENDIX Table 8 – Sources and Uses of Funds

Sources/Uses	2019-2028
Sources of Funds:	
Existing Revenue:	842,144
New Revenue:	
Bonds, Approved	163,244,856
State Match, Not Finalized	12,017,000
Impact Fees	200,000
Total Source of Funds:	176,304,000
Use of Funds:	
Capacity Projects:	
Additional Middle School Capacity	5,206,538
High School Addition (Approx. cost for 1200 students)	30,505,000
New Elementary	47,051,000
Sub Total:	82,762,538
Non-Capacity Projects:	93,541,462
Major infrastructure improvements and safety/security improvements, Surprise Lake Middle, Columbia Jr. High, Fife High and Educational Service Center project costs not associated with capacity increases. Also includes relocation of the Educational Service Center	
Sub Total:	93,541,462
Total Use of Funds:	176,304,000
Balance: Surplus or (Deficit)	0

Information Required by Pierce County



Capital Facilities Plan 2019 – 2025

APPENDIX TABLE 9 – Six Year Finance Plan

PROJECTS	Six Year Finance Plan										
	Costs in Thousands (1,000s)										
	Estimated Expenditures							Sources of Revenue			
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Project Cost	2018 Bond Program	Estimated State Match*	Other Capital Funds	Impact Fees
Phase I											
New Middle School		6,769	33,843	27,074			67,685	67,685	12,017		11,765
Relocate Educational Service Center - Site To Be Determined		8,698					8,698	8,698			
District Wide Safety and Security Improvements		187	1,212	466			1,865	1,865			
New Elementary School on Fife High School Campus or Property To Be Determined			4,705	23,526	18,820		47,051	47,051			129,412
New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site			3,051	15,253	12,202		30,505	30,505			23,529
District Wide Infrastructure Improvements Project		5,125	5,125	5,125	5,125		20,500	20,500			
Total Costs	-	20,778	47,935	71,443	36,147	-	176,304	176,304	12,017	-	164,706
<p>*Due to the uncertainty about a state capital budget during the 2017/2018 school year, the state match was not included in the bond program for purposes of estimating the bond amount needed.</p> <p>1. Project Costs use a 3.1% escalation to the estimated midpoint of construction as discussed in preliminary planning. Actual project costs and schedule will be determined at a future date.</p> <p>2. State match is unconfirmed and may be modified.</p> <p>3. Estimated expenditures are based on projected cash flow needs of the project and will need verified during design/construction.</p>											

Information Required by King County



Capital Facilities Plan 2019 – 2025

Capital Facility Requirements to 2019-2025

APPENDIX Table 10 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2018	3,773	3,335	3,169	-604	\$ 62,755,206
2019-2024	4,005	3,335	4,109	104	\$ (10,758,478)
* Includes pre-kindergarten					
** Capacity after adjusting for loss classrooms due to programmatic changes.					
Future capacity assumes projects move forward as planned.					

Information required by Pierce County

School District Cost per Student Headcount

APPENDIX Table 11 – Cost per Student

District Name	Elementary School	Middle / Junior High School	Senior High School
Fife	\$ 85,547	\$ 104,131	\$ 122,020

Calculated using the projected total project costs divided by the estimated total capacity.

Information required by Pierce County

Square Feet per Actual Student Headcount (October 2018)

APPENDIX Table 12 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1737	94
6-7	601	120
8-9	557	165
10-12	811	173

Information required by Pierce County

Projects Capacity to House Students

APPENDIX Table 13 – Projects Capacity to House Students

	2018	2019	2020	2021	2022	2023	2024
Adjusted Program Capacity	3169	3169	3169	3169	3309	4109	4109
Portable Capacity	638	638	638	638	550	88	88
Total	3807	3807	3807	3807	3859	4197	4197
Projected Enrollment	3773	3887	3889	3936	3992	4007	4050
<i>New Capacity From Projects*</i>				140	800		
<i>Projected Removal of Portables</i>				-88	-462		
Surplus / (Deficit) w/o Portables	-604	-718	-720	-627	117	102	59
Surplus / (Deficit) w Portables	34	-80	-82	-77	205	190	147

Information required by Pierce County

*2020: Surprise Lake Middle School replacement will be open to accommodate 650 students. This addresses growth of 140 above its current program capacity.

*2021: Additional elementary school will open to accommodate growth for 550 students.

*2021: Fife High School addition will open to accommodate growth for approx. 250 students.

**Student projected headcount may be +/- 1 due to rounding.

***Please refer to Table 4 for adjusted program capacity details.